

## **Master Plan Advisory Committee**

**In attendance at the meeting of the Arlington Redevelopment Board of February 4, 2015**

**Town Hall Annex, Second floor conf. room - 7:00 PM**

**Minutes of February 4, 2015**

**Approved: February 5, 2015**

**Members present:** Charles Kalauskas, Bob Radochia, Wendy Richter, Pam Heidell, Sheri Baron, Ann LeRoy, Harris Band,

**Members absent:** Eric Bourassa, Melissa Tintocalis, Carol Svenson

**Also present :** Bruce Fitzsimmons, Andrew Bunnell, Andy West, Mike Cayer (ARB);  
Joe Curro (BoS); Bob Sprague (resident); Carol Kowalski (secretary, ex-officio to the ARB),  
Ted Fields, Laura Wiener, Joey Glushko (Planning Department)

The Master Plan Advisory Committee, in a properly posted meeting, joined the Arlington Redevelopment Board (ARB) for the continued hearing on the draft of the Arlington Master Plan; this is a continuation of the January 12, 2015 public hearing of the ARB.

Andrew Bunnell, Chair for the ARB, opened the meeting at about 7:15 PM.

Charlie Kalauskas reviewed the draft handout entitled "Master Plan Advisory Committee recommendation to the Redevelopment Board on revisions to draft Master Plan." A total of 17 revision items were placed before the ARB. After Charlie's presentation, each of the ARB members offered their comments; a few additional revisions came out of their comments. Here are their comments (page numbers refer to pages in the Draft Master Plan of January 2015):

**Bruce Fitzsimmons:** What happens next? Charlie responded that if the ARB accepts the revisions they will be added to alter the Master Plan. Bruce had the following additional comments:

p10 and p94: Multiple units in historic houses are recommended as a possible alternative to demolition; replace multiple units with alternative uses to broaden options.

p17: Under the topic heading "Households and Families," the text material and the chart material are not clear and should be more clearly expressed.

p18: The text on p18 describes the median incomes for Arlington and Winchester over a 40-year period (see chart, p19), and reports a decrease in the size of the gap between the two communities. In fact, the data suggests that the gap is increasing between the two communities. The data should be verified and the text corrected as needed.

p77: The reference to "sandwich board signs" should be removed. The signage mentioned refers to permanent signage, while sandwich board signs are temporary signs.

p101: Under the heading "Floodplains," the wording of the Conservation Commission's permitting authority will be clarified.

p105: Under the heading “State-owned Open Space” in paragraph 1, delete the “In 2003” since the two plans cited were done in different years.

p151: On this page, two implementation items are advocated: the designation of Certified Local Government (CLG) status for the Arlington Historical Commission and adoption of Transfer of Development Rights (TDR). It is felt that these options should be studied first; the suggested change in text to reflect “study” should be made.

**Mike Cayer’s comments:** From the submitted list of revisions, Mike feels the specificity seen in item 14 (regarding Town Property on Pond Lane) is not consistent with the other revisions proposed and this item should be deleted. Additionally, the regulation of non-native plantings and regulating trees on private property should be studied and we should look at how other communities are treating this issue. He supports Bruce’s recommendation regarding CLG and TDR.

**Andy West’s comments:** Andy sought clarification on item 12 of the revisions list regarding problems with too many special permit uses and too many zoning districts in commercial corridors? Carol Kowalski responded that staff will provide examples to the public during future outreach. He wanted to make sure the public would understand the phrase “mixed use” (p29) and what it might bring to future development. He further supported the Plan’s focus on sustainability within the community. He also supports Bruce’s recommendation regarding CLG and TDR.

**Andrew Bunnell’s comments:** Andrew supported the earlier comments of the ARB members. He would like to see balance in “mixed use” development, such that commercial uses are a substantial part of any mixed use development. He added that tree-trimming practices in the community have been an issue for him – but this was not a topic to be addressed as part of the master planning. He also supports Bruce’s recommendation regarding CLG and TDR.

Charlie Kalauskas reminded that the changes adopted would be reflected also in the Implementation Table, where needed. The MPAC members in attendance voted unanimously on the draft recommendations from revisions and to accept the further revisions sought by the ARB.

Bruce Fitzsimmons proposed that the ARB adopt the Master Plan as amended at this session; the vote for adoption was unanimous.

The ARB then discussed wording of a warrant article to bring the Master Plan before Town Meeting. It was decided to keep the language broad, with the understanding that it can be narrowed before the Town Meeting vote. The ARB then voted unanimously to submit the following Warrant Article: “To see if the Town will accept, receive, or resolve to endorse the master plan adopted by the Arlington Redevelopment Board, or take any action related thereto”.

Minutes submitted by Joey Glushko and Laura Wiener